

Warren County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Warren County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Warren County has two cross-county units, Covington Community Schools, which crosses from Fountain County (the major county). Warren is also the minor county for Benton Community Schools, which crosses in from Benton County (the major county). Only the Warren County information for these units is included in this analysis.

Warren County has two conservancy districts, Jordan Creek Conservancy District and Kickapoo Creek Conservancy District. A Conservancy District is a special taxing district created to provide flood control, irrigation, potable water or wastewater service within a specified area. The cost of providing these services are charged to landowners in the form of a special assessment based on the benefit provided. These special assessments are added to the property tax bill of each landowner and collected along with property taxes. Since the benefit derived may not relate to the assessed value of the property, these assessments are normally expressed in terms of dollars of assessment and not as a tax rate per \$100 of net assessed value. Therefore, the Conservancy District special assessment has not been included in this analysis.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was \$316,179 or 2.91%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increase in levy was due to the MSD of Warren County School Corporation (\$622,933). The largest total dollar decrease in levy was due to the County unit (\$453,636).

Warren County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$2,420,479	\$2,379,535	-\$40,944	-1.69%
2006 Reassessment	11,989	26,753	14,764	123.15%

Warren County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare – Family and Children	\$508,429	\$54,992	-\$453,437	-89.18%

Total County levy decreased by \$453,636 or 13.63%. Welfare reduced levy to need amount give cash balances available.

MSD of Warren County School Corp

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$2,322,505	\$2,589,651	\$267,146	11.50%
Debt Service	689,960	833,425	149,465	21.85%
Capital Projects	948,740	1,079,403	130,663	13.77%
Bus Replacement	189,473	242,159	52,686	27.81%

Total School levy increased \$622,933 or 13.00%. No new debt service approved for 2008. Capital projects levied up to the max rate in 2008, and Bus Replacement increased levy to meet anticipated needs.

West Lebanon Public Library

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Debt Service	\$20,623	\$72,605	\$51,982	252.06%

Total Library levy increase of \$52,346 or 76.76%. Library had a temporary loan in 2007 that is paid off in 2008. Additional operating balance allowed in 2008 to compensate for cash flow problems in 2007.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
--------------	-------------------

NO DATA AVAILABLE

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
--------------	-------------------	-------------------

NO DATA AVAILABLE

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
ADAMS TOWNSHIP	17.71%	9.59%	-6.90%	-6.28%	-4.07%	-16.24%
PINE VILLAGE (ADAMS)	-0.13%	-4.14%	-4.01%	-3.16%	-0.93%	-16.76%
JORDAN TOWNSHIP	14.07%	6.19%	-6.91%	-6.29%	-4.10%	-16.22%
KENT TOWNSHIP	17.26%	9.05%	-7.00%	-6.41%	-4.19%	-16.57%
STATE LINE (KENT)	-2.73%	-7.66%	-5.07%	-4.27%	-2.19%	-14.40%
LIBERTY TOWNSHIP	19.62%	11.40%	-6.87%	-6.23%	-4.05%	-16.12%
MEDINA TOWNSHIP	12.30%	-2.97%	-13.60%	-12.17%	-11.42%	-23.84%
MOUND TOWNSHIP	4.30%	-2.37%	-6.39%	-5.96%	-3.85%	-14.91%
PIKE TOWNSHIP	8.14%	7.66%	-0.44%	1.36%	4.58%	-6.68%
WEST LEBANON (PIKE)	-2.74%	-1.79%	0.98%	2.57%	5.72%	-8.67%
PINE TOWNSHIP	13.10%	5.32%	-6.88%	-6.27%	-4.10%	-16.22%
PRAIRIE TOWNSHIP	21.08%	4.46%	-13.72%	-12.32%	-11.56%	-23.91%
STEUBEN TOWNSHIP	15.63%	7.66%	-6.89%	-6.27%	-4.10%	-16.10%
WARREN TOWNSHIP	12.59%	4.96%	-6.78%	-6.12%	-3.94%	-16.04%
WASHINGTON TOWNSHIP	3.46%	-3.75%	-6.96%	-6.41%	-4.37%	-17.21%
WILLIAMSPORT	1.03%	-5.32%	-6.29%	-5.72%	-3.65%	-17.74%
Average	11.57%	2.91%	-6.36%	-5.42%	-3.34%	-16.07%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate.

Upward pressure on tax rates came from increases in tax levies.

The estimated reduction in net homestead tax bills for Warren County is 52.02%.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	33.8%	2.4%	37.9%	24.2%	1.7%	0.0%
Industrial	10.7%	1.0%	29.1%	54.4%	4.9%	0.0%
Residential	38.3%	13.3%	35.9%	6.0%	5.5%	1.0%
Overall	19.1%	7.9%	21.3%	42.3%	9.0%	0.5%